



±10,519 SF FOR LEASE

10775 BUSINESS CENTER DRIVE, SUITE 100
CYPRESS, CA

CBRE



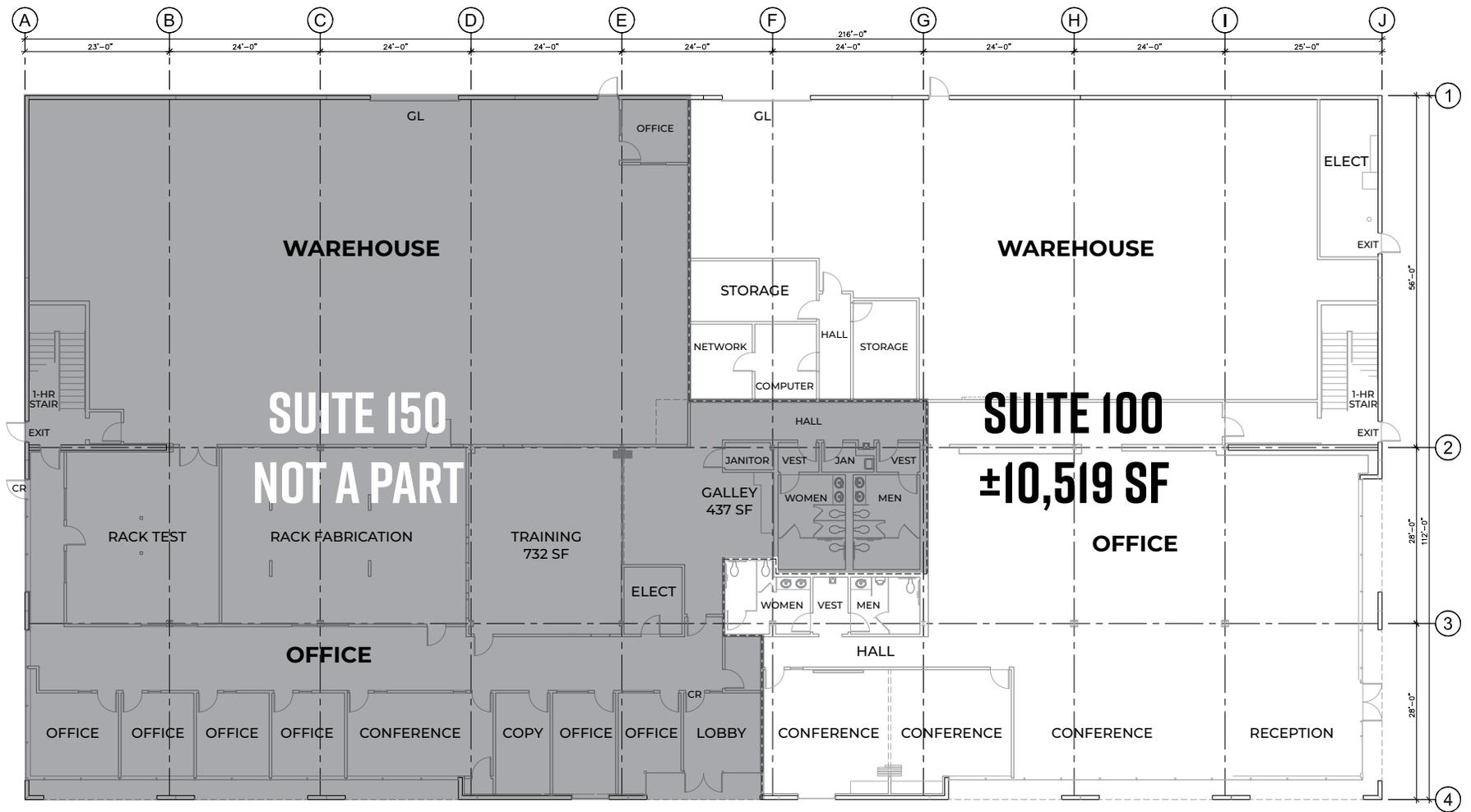
PROPERTY FEATURES

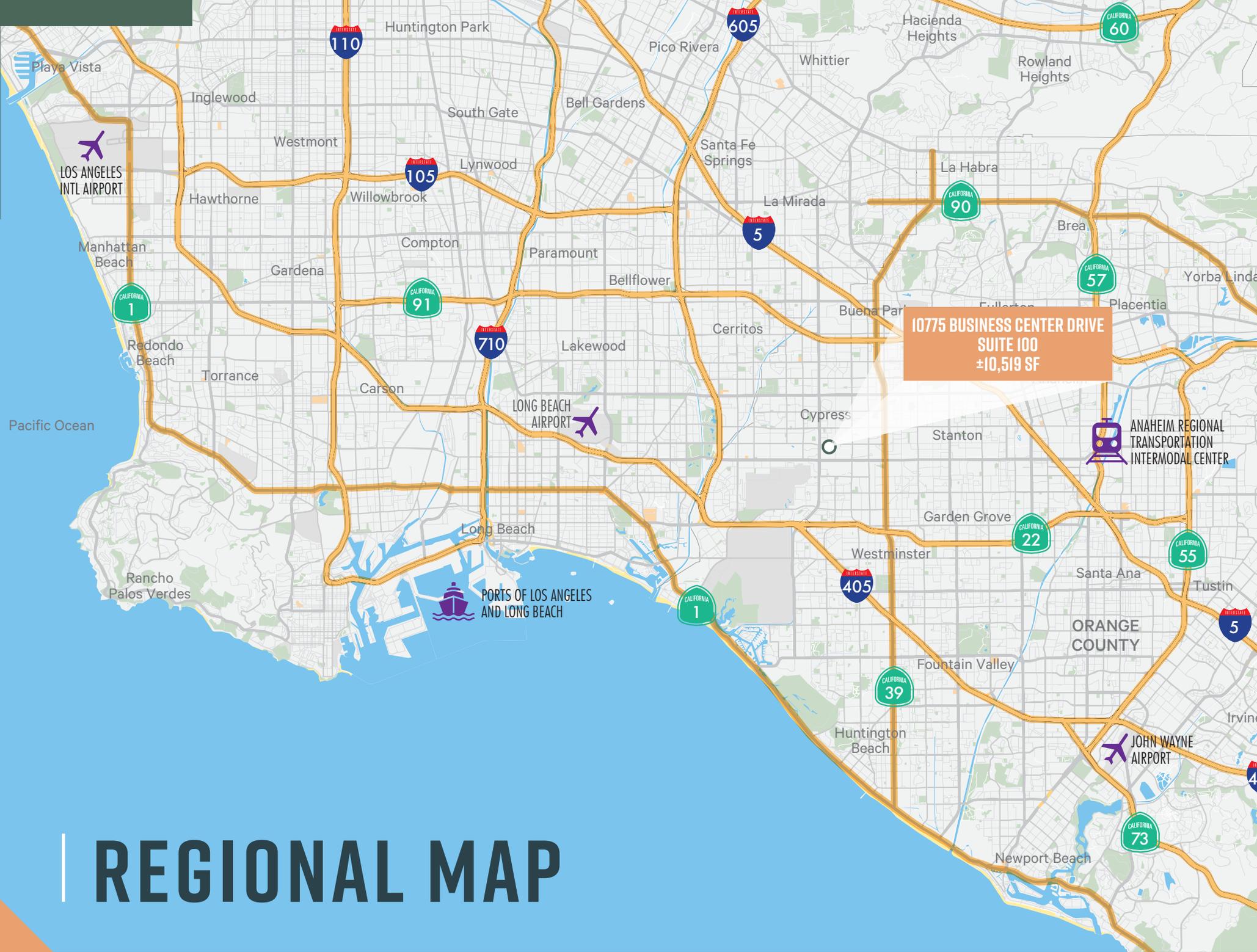
Building Size	36,841 SF
Available SF*	10,519 SF
Office	6,139 SF
Warehouse	4,380
Grade Level Doors	One (1)
Parking Ratio	3.3:1,000
Clear Height	24 Feet
Power	800 Amps
Sprinkler	Fully Sprinklered
Built	1985
Property Type & Sub-Type	Industrial – R&D/Flex

*Note: Expandable to ±16,500 SF via additional 2nd Floor office.



FLOOR PLAN





**10775 BUSINESS CENTER DRIVE
SUITE 100
±10,519 SF**

REGIONAL MAP

LOS ANGELES INTL AIRPORT

LONG BEACH AIRPORT

PORTS OF LOS ANGELES AND LONG BEACH

ANAHEIM REGIONAL TRANSPORTATION INTERMODAL CENTER

ORANGE COUNTY

JOHN WAYNE AIRPORT

Pacific Ocean

Map labels include: Playa Vista, Inglewood, Westmont, Hawthorne, Manhattan Beach, Redondo Beach, Torrance, Rancho Palos Verdes, Huntington Park, South Gate, Bell Gardens, Lynwood, Compton, Gardena, Carson, Long Beach, Westminster, Fountain Valley, Huntington Beach, Newport Beach, Pico Rivera, Santa Fe Springs, La Mirada, Buena Park, Cerritos, Cypress, Stanton, Garden Grove, Santa Ana, Tustin, Irvin, Whittier, Hacienda Heights, Rowland Heights, La Habra, Brea, Fullerton, Placentia, Yorba Linda, Buena Park, Fullerton, Placentia, Yorba Linda, Santa Ana, Tustin, Irvin, Newport Beach.



SITE PLAN

PARKING PLAN







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10775 BUSINESS CENTER DRIVE
±36,841 SF

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